

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 230175/HOU

Address: 6 Wingrove Road, Reading, RG30 2BX

Proposals: Single Storey rear extension together with partial garage conversion and internal alterations.

Case Officer: Gary Miles

Applicant: Mr Duncan Dundas

Date received (valid from): 14 February 2023 **Target Decision date:** 19 April 2023

1. SITE DESCRIPTION

The application site is a 2 storey end of terraced dwelling-house in a row of 4 properties, located in Wingrove Road, a quiet cul-da-sac in Southcote ward. The property is constructed using brick and block with white render and a grey tiled roof. The property has been subject to refurbishment and a rear single storey extension over the years. The property has an average sized rear garden which is mainly laid to lawn and a larger than average frontage with a lawn and driveway parking for two vehicles. The property is not listed nor within a conservation area.

Site visit date: 3rd March 2023

2. PROPOSAL AND SUPPORTING INFORMATION

Single storey rear extension with flat roof at a height of 3m with 3 no. skylights together with bi folding doors and a floor to ceiling window to the rear elevation. Partial garage conversion and internal alterations.

Plans considered:

Drawing no: 22118.S.PP-01 - Existing Ground Floor Plan - dated Dec 22

Drawing no: 22118.S.PP-02 - Existing First Floor Plan - dated Dec 22

Drawing no: 22118.S.PP-03 - Existing Elevations - dated Dec 22

Drawing no: 22118.S.PP-07 - Proposed Ground Floor Plan - dated Dec 22

Drawing no: 22118.S.PP-08 - Proposed First Floor Plan - dated Dec 22

Drawing no: 22118.S.PP-09 - Proposed Elevations - dated Dec 22

Drawing no: 22118.S.PP-10 - Location Plan - dated Dec 22

Drawing no: 22118.S.PP-11 - Block Plan - dated Dec 22

Received by the Local Planning Authority on 15th February 2023

3. RELEVANT PLANNING HISTORY

110723 - Single storey rear and side extension - Permitted September 2011

4. CONSULTATIONS

The following addresses were consulted by letter.

47 Parkside Road, Reading, RG30 2BT

51 Parkside Road, Reading, Berkshire

7 Wingrove Road, Reading, RG30 2BX

49 Parkside Road, Reading, RG30 2BT

No letters of representation have been received.

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

A Design Guide to House Extensions SPG

6. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

Officers do not consider the proposal will be detrimental to the character of the existing property, adjoining properties or the wider street scene in terms of character, scale and materials. The materials will match existing where possible with the exception of the flat roof which will be constructed using EPDM also known as synthetic rubber roofing membrane.

The proposed flat roof ridge height will be lower (3m) than the existing pitched roof (3.5m) so, this will actually enhance the rear elevation of the property.

Officers considered the proposals comply with policies H9 and CC7 of the Reading Borough Local Plan 2019.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The proposal is for a single storey extension only and it is therefore not considered be harmful to privacy to the neighbouring property at 7 Wingrove Road or the neighbouring gardens of Parkside Road. The ridge height is less than 3.5m from ground level which will actually enhance the rear elevation and allow more natural light in to the neighbouring properties.

Whilst the garden is of average size the property will still retain a large percentage of outdoor amenity space.

The proposal therefore complies with policy H9 and CC8 of the Reading Borough Local Plan 2019.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

GRANT

Recommended Conditions:

- TL1 (Time Limit)
- AP1 (Approved Plans)
- M3 (Materials as specified)
- PD5 (Use of roof restricted)